

ZOMER **Z** COMPANY REALTY & AUCTION

Live/Online Public

2 Tracts

Land Auction

Floyd TWP, Woodbury County, IA



Auction Date:
March 22, 2024
@10:30 A.M.



Judy E. Fredinburg
Revocable Trust
Owner

Zomer Company | Zomercompany.com

Broker: Mark Zomer - 712-470-2526 | Blake Zomer - 712-460-2552 | Ryan Zomer—712-441-3970

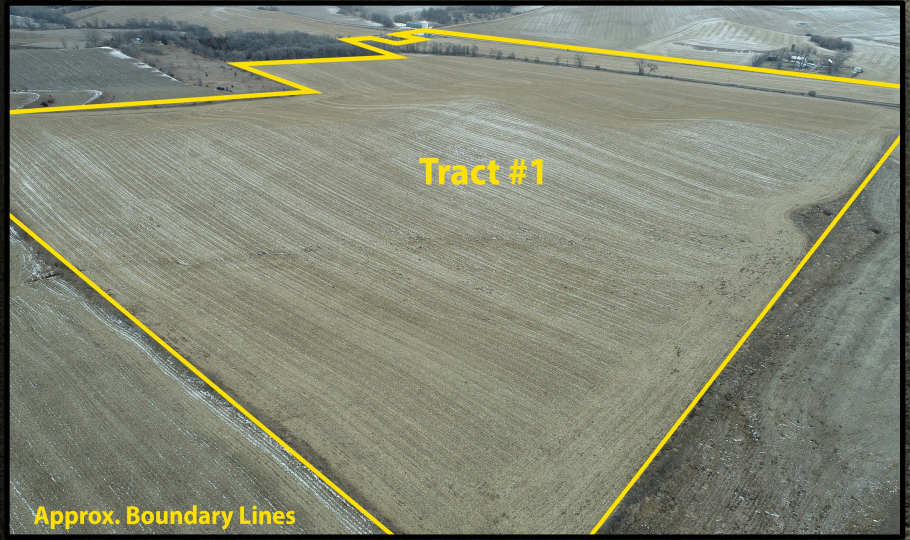
Bryce Zomer - 712-451-9444 | Gary Van Den Berg - 712-470-2068 | Darrell Vande Vegte - 712-470-1125

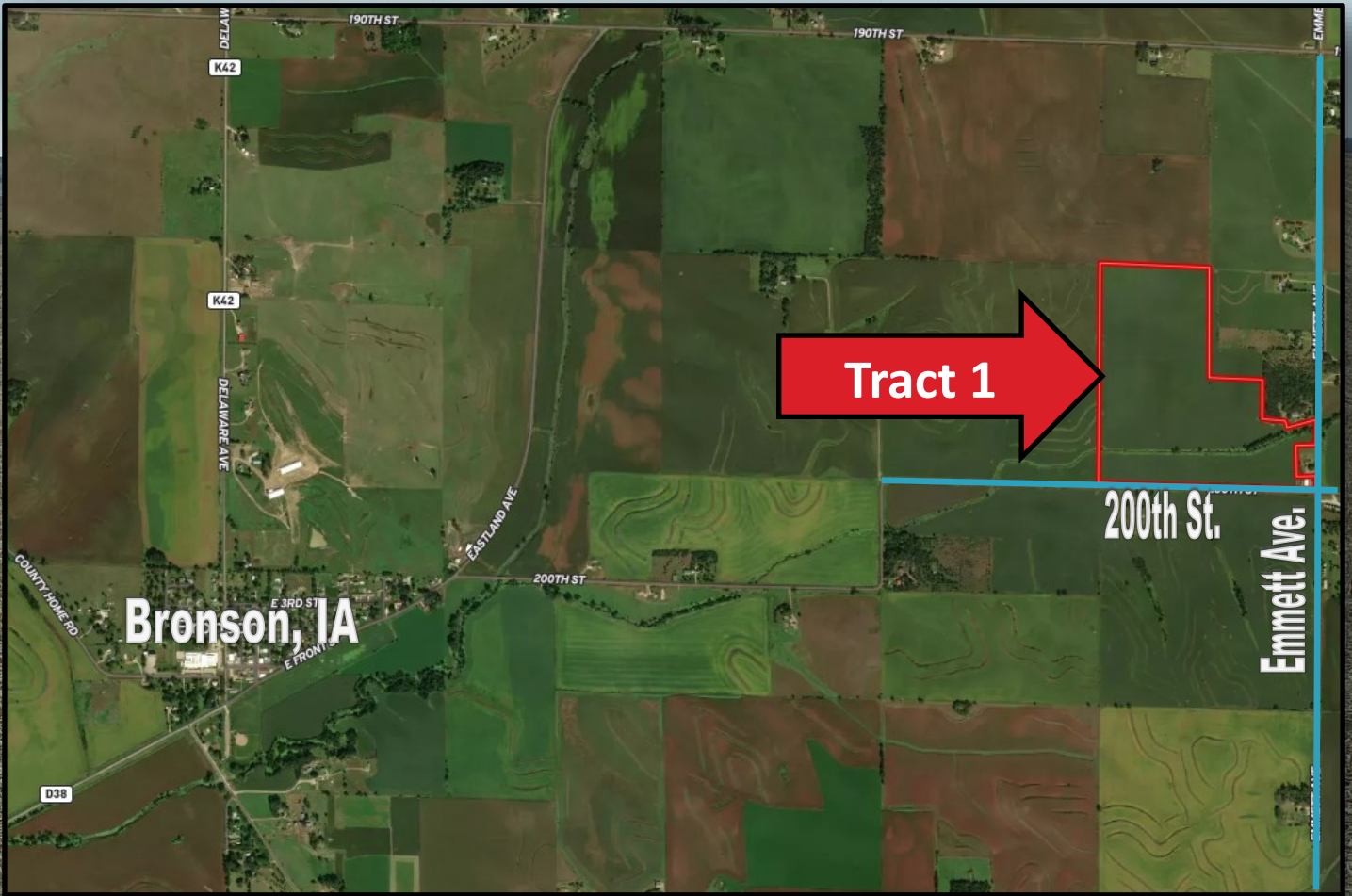
Joel Westra-605-310-6941 | Ivan Huenink 712-470-2003 | Gerad Gradert 712-539-8794

Auctioneer's Note: We take great pride in presenting at auction, on behalf of the esteemed Fredinburg family, a remarkable offering of prime farmland located in Woodbury County, IA! This is an outstanding opportunity to purchase quality Woodbury County, IA farmland! Making the decision to purchase land is not always an easy decision however it is the right decision and also a decision that you will not regret! Owning land has long term proven itself to be an outstanding investment! Make plans today to attend this auction and purchase one or both of these outstanding farms!

Farms Location: From the Northeast corner of Bronson, IA at the intersection of Eastland Ave and 200th St. go East on 200th St for 1 mile to the curves and then North for another 1/4 mile and then continue East on 200th St for another 1 mile to the farms or from Lawton, IA go South on Emmett Ave for 1 mile to 170th St then go approx. 1/4 mile East on 170th St to Emmett Ave then go South on Emmett Ave for 3 miles to the farms. Tract 1 is located on the North side of 200th St. and the West side of Emmett Ave and Tract 2 is located on the North side of 200th St and the East side of Emmett Ave. Auction signs will be posted.

Auction Location: The Auction of the tracts will be held at the Merville, IA community Center (815 Main St., Merville, IA).





Abbreviated Legal Description of Tract 1: All land located in the SW1/4 of Section 23, Township 88N, Range 46W, Woodbury County, IA owned by Judy E. Fredinburg Revocable Trust. Subject to all drainage assessments, easements and public roads of record. Copy of full legal description is available by contacting auctioneer

General Description of Tract 1: According to the Woodbury County Assessor, this property contains 117+/- gross taxable acres. According to FSA, this farm contains approx. 110.30+/- tillable acres (FSA is including the access path in these tillable acres). This farm has a corn base and soybean base combined with the adjoining farmland. FSA will do a reconstitution on the base acres and plc yields for these farms. This farm is classified as NHEL on approx. 41.22+/- acres and HEL on approx. 69.08+/- acres. The predominant soil types include: 1E3-Ida, 670-Rawles, 12C-Napier, 1D3-Ida, 1C3-Ida and 12B-Napier. The average CSR1 is 50.7. The average CSR2 is 56.9. This property also includes a approx. 36ft x 90ft machine shed, an approx. 39ft x 51ft Quonset building and 2 approx. 7,000 bushel grain bins. The machine sheds will be available to the buyer on closing day. The grain bins are currently leased until August 1, 2024. These machine sheds have good access off of 200th St. There is also elec service to the property. Buyer will be responsible to transfer the elec service to the buyers name on closing day. Seize the opportunity to shape your family's future by making this exceptional land acquisition. If you decide to purchase this tract of land it is not just a purchase, it is a strategic investment in the legacy of your family! When was the last time you can honestly say you had an opportunity to purchase a property of this nature!

Abbreviated Legal Description of Tract 2: The S1/2 of the SE1/4 in Section 23, Township 88N, Range 46W, Woodbury County, IA owned by Judy E. Fredinburg Revocable Trust. Subject to all drainage assessments, easements and public roads of record. Copy of full legal description is available by contacting auctioneer

General Description of Tract 2: According to the Woodbury County Assessor, this property contains 80+/- gross taxable acres. According to FSA, this farm contains approx. 70.18+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland. FSA will do a reconstitution on the base acres and plc yields for these farms. This farm is classified as HEL. The predominant soil types include: 1E3-Ida, 670-Rawles, 1D3-Ida, 47B-Napier-Rawles, 12C-Napier and 1C3-Ida. The average CSR1 is 47.5. The average CSR2 is 48.1. This is an awesome opportunity to purchase a farm with outstanding potential! Land is not always readily available for sale in this area! Do not pass up the opportunity to purchase this tract of Floyd TWP, Woodbury County, IA farmland! Land for generations has proven itself to be an excellent investment! Choosing to purchase one or both of these farms is a decision that you will look back on and be glad that you made!

Method of sale: The auction of the two tracts will be held at the Merville, IA Community Center (**815 Main St., Merville, IA 51039**). Tract 1 will be sold first then Tract 2 will be sold. Tracts shall not be combined in any way. Tracts will be sold with the final bid price times the gross county taxable acres stated. These properties have **NOT** been surveyed and the acres stated are understood to be more or less and are not guaranteed.

Taxes: The current Real Estate Taxes according to the Woodbury County, IA Treasurer are approx. \$3,530.00 per year on Tract 1, and approx. \$1,870.00 per year on Tract 2. Seller will pay the 2023 taxes pro-rated through December 31, 2023 which are due and payable in March and Sept of 2024.

Possession: Full possession of the farmland will be on closing day on Tracts 1 and 2. Buyer of Tract 1 will receive full possession of the machine sheds and tillable farmland on tract 1 on closing day however the grain bins are leased until August 1, 2024 and buyer of tract 1 shall not receive possession of the grain bins until August 1, 2024. Buyer of tract 2 shall receive full possession on closing day.

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day which will be on or before **April 19, 2024**. Daniel Kriener with Kriener Farm Management shall act as the escrow and closing agent for this transaction. Buyer shall receive a clear and merchantable title to the property on closing day. These farms are being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. These properties have **NOT** been surveyed and the acres stated are understood to be more or less and are not guaranteed. All buyers are encouraged to do buyer's due diligence. Sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing if any will be the responsibility of the purchaser pursuant to IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Tigges, Bottaro & Lessmann, LLP —Attorney for sellers.**

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FLOYD TWP

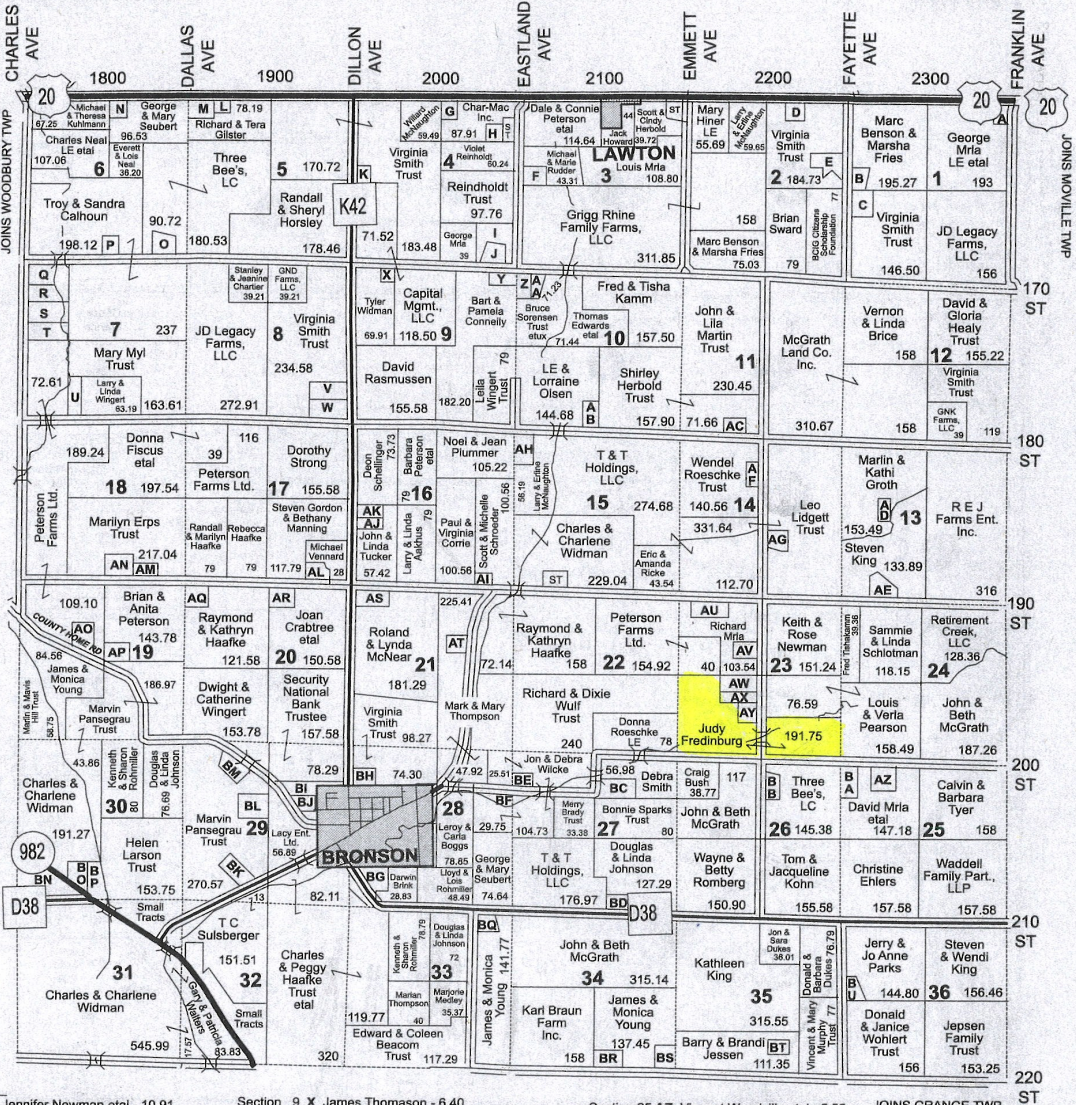
T 88 N

LAND OWNER

R 46 W

JOINS CONCORD TWP

JOINS BANNER TWP



Small Tracts

- | | | | |
|--|---|--|------------------|
| Section 1 A Jennifer Newman et al - 10.91 | Section 9 X James Thomason - 6.40 | Section 25 AZ Vincent Wendzillo et al - 5.55 | JOINS GRANGE TWP |
| B Michael & Mary Simoni - 5.48 | Y Rhonda Sencenbaugh - 12.60 | BA Vincent Wendzillo - 5.27 | |
| C Todd & Lisa Kron - 9.50 | Section 10 Z Michael & Gloria Hirschman - 11.43 | Section 26 BB Sandra Fry - 9.42 | |
| Section 2 D SBA Towers VII, LLC - 5.67 | AA David Ritchie - 6.15 | Section 27 BC Lynda Pottebaum - 19.48 | |
| E Dakota Miller - 9.95 | AB Kenneth & Dianne Dorale - 12.62 | BD Jeremy & Katie Henrich - 10.92 | |
| Section 3 F Dennis & Deborah Dashner - 9.66 | Section 11 AC Fred & Linda Reese - 5.34 | BE Craig & Shari Hillinger - 6.77 | |
| Section 4 G Kenneth & Marilyn Berke - 5 | Section 13 AD Bennett Groth - 5.51 | Section 28 BF Terree & Victoria Ritz - 11.54 | |
| H Jeffrey & Susan Hanson - 5 | AE Darlene Kuester - 13.11 | BG David & Rhonda Brink - 20.61 | |
| I Edith Davis LE et al - 30.79 | Section 14 AF Joyce Roeschke - 8.35 | BH Greg Smith Farms, LLC - 8.88 | |
| J Jean Groves Trust - 7.21 | AG Fred & Linda Reese - 9.84 | Section 29 BI Marilyn Grause - 17.46 | |
| K Lefebvre Family Trust - 6.70 | Section 15 AH Cynthia Rarrat - 19.39 | BJ Brent Fickbohm - 5.08 | |
| Section 5 L Dale & Connie Peterson - 5 | Section 16 AJ Corrie Schroeder - 7.54 | BK Graig & Sonja Grimsley - 5.24 | |
| M Tristan Westler - 11.15 | AK John Hinds - 5.66 | BL City of Bronson - 14.39 | |
| Section 6 N Jerry & Vernell Steffen Trust - 5.02 | Section 17 AL Rodney & Pamela Cassens - 10 | BM Edward Rohan - 9.60 | |
| O Sandra Calhoun - 16.97 | Section 18 AM Beverly Beaver - 5.95 | Section 30 BN Brian & Anita Peterson - 41.93 | |
| P Michael & Karen Pearson - 6.29 | AN Conley Kulp - 14.01 | BO Peter & Amber Widman - 15.01 | |
| Section 7 Q Donald Salmen - 20.01 | Section 19 AO David & Danette Peterson - 13.24 | BP Shane Williams - 21.46 | |
| R Greg Brummond - 10.07 | AP John Haafke - 9.38 | Section 31 BQ Hennings Properties, LLC - 11.88 | |
| S Kindall Todd - 18.11 | Section 20 AQ Michael & Denene Haafke - 6.42 | Section 34 BR Kelly & Kimberly Brouwer - 9.43 | |
| T Brian & Anita Peterson - 18.13 | AR Francis & Patricia Fisher - 5 | BS Harold & Lynn Coffman - 11.12 | |
| U Michael & Amy Wingert - 9.72 | Section 21 AS Edward Forst Trust - 12.95 | Section 35 BT Lindy Jessen - 5.67 | |
| Section 8 V Kendall & Diane Riediger - 19.39 | AT Joan Mosier - 8 | Section 36 BU Joseph & Sharon Parks - 11.27 | |
| W Janna Widman - 18.40 | Section 23 AU Kendall Oliver - 6.94 | | |
| | AV Robert & Grace Herbold - 5.52 | | |
| | AW Jeffrey & Nikki Jernberg - 18.97 | | |
| | AX Dianne Clark - 6.32 | | |
| | AY Clara Schon - 13.27 | | |



All lines drawn on all maps are estimated only.



Boundary Center: 42° 25' 8.55, -96° 10' 11.04



23-88N-46W
Woodbury County
Iowa

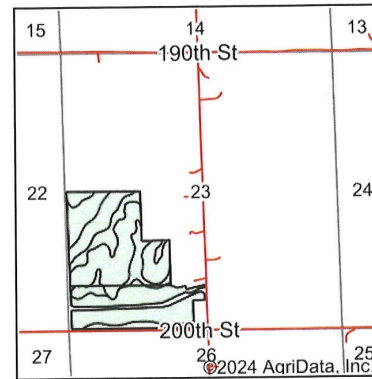
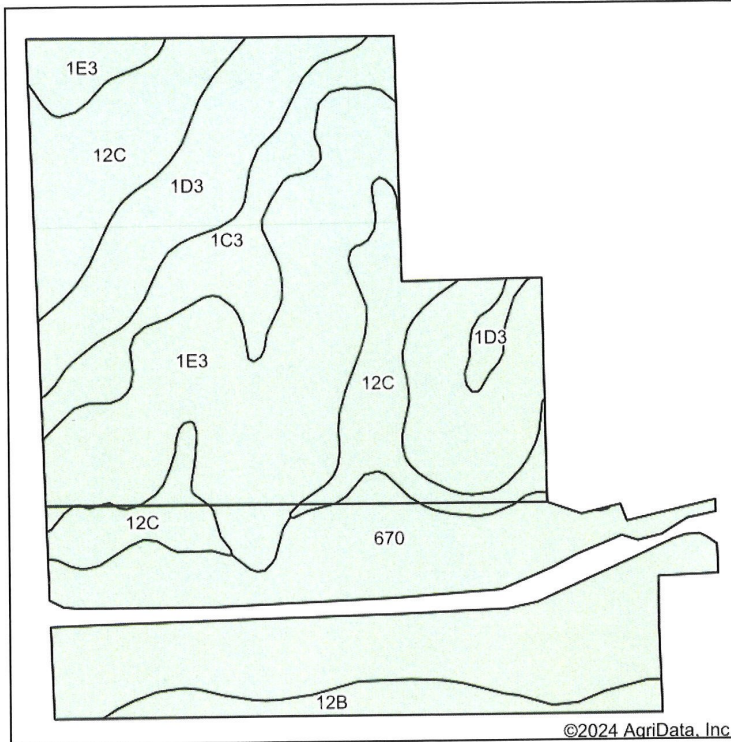


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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1/25/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **23-88N-46W**
 Township: **Floyd**
 Acres: **110.3**
 Date: **1/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 33								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	34.26	31.1%	IVe	18	28	54	
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	32.68	29.6%	IIw	82	73	79	
12C	Napier silt loam, 5 to 9 percent slopes	19.25	17.5%	IIIe	89	58	87	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	11.04	10.0%	IIIe	32	37	58	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	8.52	7.7%	IIIe	58	46	61	
12B	Napier silt loam, 2 to 5 percent slopes	4.55	4.1%	Ile	93	72	89	
Weighted Average					2.97	56.9	50.7	*n 69.6

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

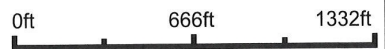
Soils data provided by USDA and NRCS.



All lines drawn on all maps are estimated only.



Boundary Center: 42° 25' 1.1, -96° 9' 35.75



23-88N-46W
Woodbury County
Iowa



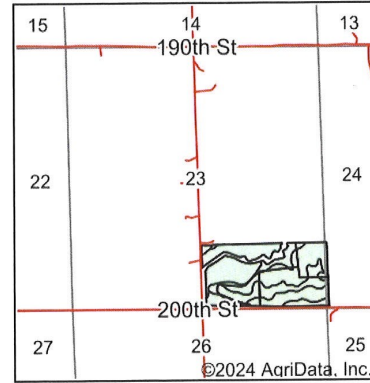
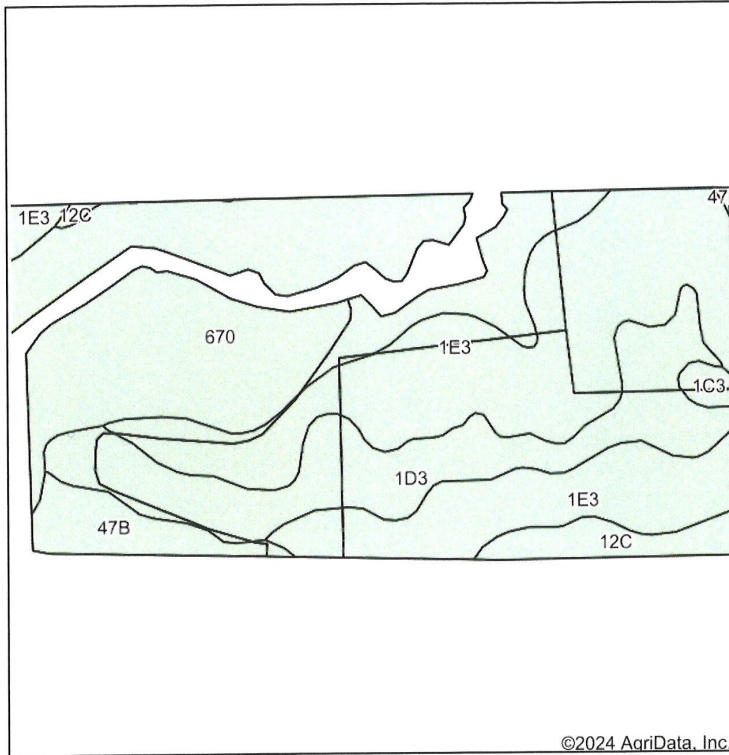
Maps Provided By:

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1/22/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **23-88N-46W**
 Township: **Floyd**
 Acres: **70.18**
 Date: **1/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 33								
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	27.52	39.2%	IVe	18	28	54	
670	Rawles silt loam, 0 to 2 percent slopes, occasionally flooded	23.96	34.1%	IIw	82	73	79	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.59	17.9%	IIIe	32	37	58	
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.98	4.2%	IIw	85	59	74	
12C	Napier silt loam, 5 to 9 percent slopes	2.52	3.6%	IIIe	89	58	87	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	0.61	0.9%	IIIe	58	46	61	
Weighted Average					3.01	48.1	47.5	*n 65.3

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"

**IA has updated the CSR values for each county to CSR2.*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

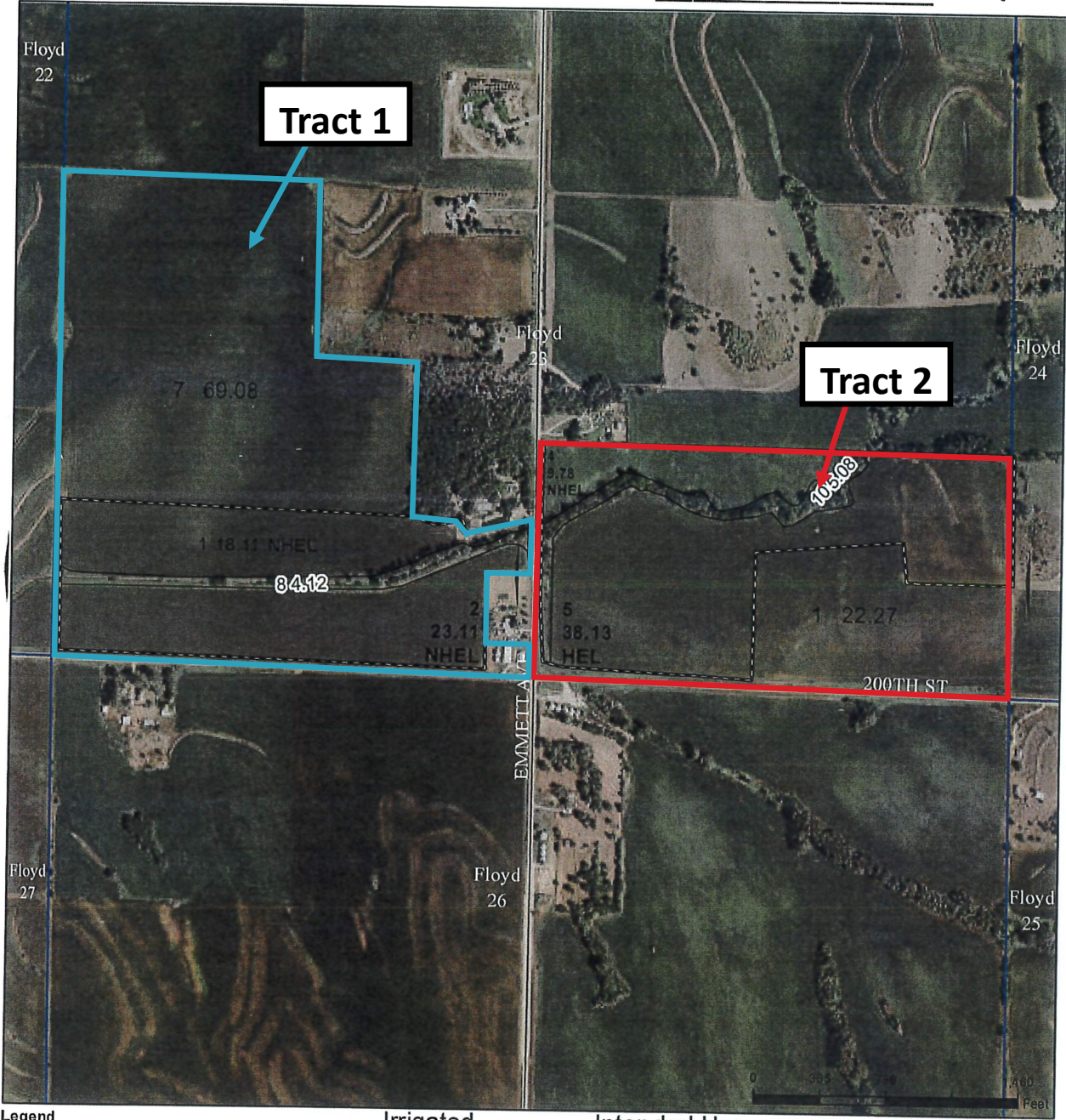


All lines drawn on all maps are estimated only.



Woodbury County, Iowa

Share: _____



- Legend**
- Non-Cropland
 - Cropland
 - CRP
 - Tract Boundary
 - Iowa PLSS
 - Iowa Roads
- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Irrigated Intended Use

___ Non Irrigated ___ Grain

___ Irrigated ___ Seed

Forage

Tract Cropland Total: 89.13 acres

2023 Program Year
Map Created May 01, 2023
Farm 7618
Tract 13510

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IOWA
WOODBURY
Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 7619
Prepared : 1/18/24 1:45 PM CST
Crop Year : 2024

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-193-2009-212
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
91.35	91.35	91.35	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	91.35	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.20	0.00	63	
Corn	81.60	0.00	140	0
TOTAL	81.80	0.00		

NOTES

Tract Number : 13509

Description : In S1/2 Sec23 Floyd
FSA Physical Location : IOWA/WOODBURY
ANSI Physical Location : IOWA/WOODBURY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners
Other Producers : None
Recon ID : 19-193-2009-211

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.08	69.08	69.08	0.00	0.00	0.00	0.00	0.0



IOWA
WOODBURY
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7619
Prepared : 1/18/24 1:45 PM CST
Crop Year : 2024

Tract 13509 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.20	0.00	63
Corn	61.70	0.00	140
TOTAL	61.90	0.00	

NOTES

Tract Number : 13511

Description : In S1/2 Sec23 Floyd
FSA Physical Location : IOWAWOODBURY
ANSI Physical Location : IOWAWOODBURY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 19-193-2009-211

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
22.27	22.27	22.27	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	22.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.90	0.00	140
TOTAL	19.90	0.00	

NOTES

IOWA
 WOODBURY
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7618
 Prepared : 1/18/24 1:45 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : 19-193-2009-212
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
98.33	89.13	89.13	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	89.13	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.70	0.00	147	0
TOTAL	39.70	0.00		

NOTES

Tract Number : 13510

Description : In S1/2 Sec23 Floyd
 FSA Physical Location : IOWA/WOODBURY
 ANSI Physical Location : IOWA/WOODBURY
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners :
 Other Producers : None
 Recon ID : 19-193-2009-211

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
98.33	89.13	89.13	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	89.13	0.00	0.00	0.00	0.00	0.00



IOWA
WOODBURY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7618
Prepared : 1/18/24 1:45 PM CST
Crop Year : 2024

Tract 13510 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	39.70	0.00	147
TOTAL	39.70	0.00	

NOTES

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PROPERTY NOTES

PROPERTY NOTES



PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526
Darrell Vande Vegte — Sales-712-470-1125
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552
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Gerad Gradert — Sales - 712-539-8794
Bryce Zomer — Sales - 712-451-9444

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Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website
www.zomercompany.com
for our past successful results